

Recorded: 6/3/2022 at 8:45:29.0 AM  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2022 PG: 1737

**Prepared by/return to:** Matt McQuillen, P.O. Box 228, Anamosa, IA 52205 - 319-462-3577  
**Taxpayer Information:** Shirley M. Swartz-Chesmore, Trustee of the Shirley M. Swartz-Chesmore Revocable Trust, 605 Line St., Manchester, IA 52057



## **WARRANTY DEED**

For the consideration of One Dollar and other valuable consideration, Shirley M. Swartz-Chesmore, a single person, does hereby Convey to Shirley M. Swartz-Chesmore, Trustee of the Shirley M. Swartz-Chesmore Revocable Trust under Agreement dated June 2, 2022, the following described real estate in Delaware County, Iowa:

**This deed is exempt according to Iowa Code 428A.2(21).**

**The Northwest fractional Quarter (NW $\frac{1}{4}$ ) and the West 40 rods of the Northeast fractional Quarter (NE $\frac{1}{4}$ ) of Section 5, Township 87 North, Range 5, West of the 5th P.M.**

**and**

**Lot One (1) of the Plat of Survey of Putz Subdivision, part of the South One-Half (S $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Twenty (20), Township Eighty-Nine (T89N), Range Five West (R5W) of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa, according to a plat in Book 6, Plats, Page 141.**

**and**

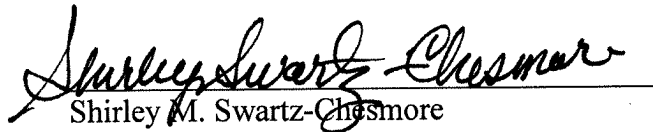
**Lot A, except the East 70.0 feet thereof, of said Putz Subdivision, subject to easements for utilities and for ingress and egress for all parties lawfully using the same.**

**This includes all rights in an easement on Lot Three (3) of the Plat of Survey of Putz Subdivision for the septic system serving Lot One (1) of said Putz subdivision.**

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

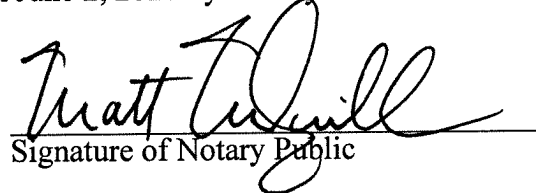
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: June 2, 2022.

  
Shirley M. Swartz-Chesmore

STATE OF IOWA, COUNTY OF JONES

This record was acknowledged before me on June 2, 2022 by Shirley M. Swartz-Chesmore, a single person.

  
Signature of Notary Public

